



Development Services  
Permit Processing 425-452-4898

## Home Occupation Application and Decision

FOR OFFICE USE ONLY

16 149061 LH

Permit #

UBI #

Date 12/20/16 Applicant Marlene Goodman  
Site Address 14504 SE 15<sup>th</sup> Street Phone Number 206 228 5385  
Business Name Marlene J. Goodman LMP, LLC  
Business Description Massage  
Business Hours 9:00 a.m. - 9:00 p.m.

Are you the property owner? ☒ Yes ☐ No (If no, provide a notarized letter from property owner stating he/she is aware of the business.)

**A. Does your business have external indication of a commercial activity, including:**

Yes No

- |                                     |                                     |                             |
|-------------------------------------|-------------------------------------|-----------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | nonresident employees       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | client visits               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | business-related deliveries |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | vehicle signage             |

If you answered YES to any of the above, continue to Section B. If you answered NO, a Home Occupation permit is not necessary. (Note: City of Bellevue and Washington State business licenses are all that is required to conduct this business from your place of residence.)

**B. Please answer the following questions:**

- |  |                              |  |
|--|------------------------------|--|
| 1. Does the business involve automobile-related service?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Does the business warehouse more than 1,000 cubic feet of materials?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Does the business include external storage of goods?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Is the business on the property but conducted outside the structure?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Does the business utilize more than 25 percent of the gross floor area of the structure in which it is located? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Does the business employ more than one person who is not a resident of the dwelling?                            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Has the dwelling's exterior been changed in a manner which would alter its residential character?               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Has there has been an expansion of parking resulting from the business?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Is there any exterior signage of the business other than business signage on the applicant's vehicle?           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

10. Is there any exterior storage of business-related material? ☐ Yes ☒ No
11. Is there any other exterior indication of the business? ☐ Yes ☒ No
12. Is there any structural alteration to either the interior or exterior which changes its residential character? ☐ Yes ☒ No
13. Is there use of electrical or mechanical equipment which changes the fire rating of the structure, creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the building. ☐ Yes ☒ No
14. Is there any noise, vibration, smoke, dust, odor, heat, or glare produced by the business which exceeds that normally associated with a dwelling? ☐ Yes ☒ No
15. In addition to the two parking stalls required for the residents, are there more than two vehicles parked on or in the vicinity of the property at any one time as a result of the business? ☐ Yes ☒ No
16. Are there more than two deliveries per week either to or from the residence by a private delivery service or use of a commercial vehicle other than that normally used by the applicant or an employee? ☐ Yes ☒ No
17. Will there be more than six client visits per day ☐ Yes ☒ No
18. Will there be more than one client on the premises at any one time?  
*The definition of "one client" does include a family arriving in a single vehicle.* ☐ Yes ☒ No

**If you answered YES to any of the above questions, a Home Occupation permit cannot be approved by the city. The proposed business should be relocated in a commercial district.**

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. I further agree to comply with all city codes and regulations related to this home-based business.

Marlene J. Goodman  
Business Owner Name (Please Print)

12/20/16  
Date

[Signature]  
Business Owner Signature

**C. In addition to this application, submit 2 copies of a site sketch on an 8 1/2 " x 11" paper or pick obtain an aerial map at the Land Use desk in Development Services. Show and label the following items:**

1. property lines
2. street(s)
3. driveway and/or parking area
4. business entry

**To be completed by City of Bellevue staff**

Permit Number 16-149061-LH

Planner Christina LaVelle, Assistant Land Use Planner

Public notice in The Seattle Times on January 19, 2017

Property owners within 500 feet of the subject property were also notified via mail on this date.

Located in Community Council area ☒ No ☐ Yes – Meeting attended on \_\_\_\_\_

Comments received 2 ☐ None

**Comments summary** (describe)

Two sets of comments were received on January 30, 2017. The comments raised concerns over traffic impacts, cumulative impacts from the proposed home occupation coupled with existing home occupations in the vicinity, impacts to the residential character of the neighborhood, and how the home occupation will be regulated. Staff responded to comments on January 31, 2017. Traffic impacts: Impacts will be mitigated pursuant to Land Use Code (LUC) 20.30.140A9. In addition to parking required for the residents, there are no more than two vehicles parked on or in the vicinity of the property as a result of the business at any one time; and 10. There are no more than six client visits per day and there is not more than one client on the premises at any one time. One client does include a family arriving in a single vehicle; and 11. There are no more than two deliveries per week either to or from the residence by a private delivery service and no other use of a commercial vehicle other than that normally used by the applicant or an employee. Cumulative impacts from the proposed and existing home occupations: Only two (2) other home occupations are within a 1/4 mile of the proposed with only one within a 500' radius of the site. Residential impacts: Pursuant to LUC 20.30.140A3. No more than one person who is not a resident of the dwelling is participating in the business at the dwelling; and 5. There is no variation from the residential character of the premises; and 6. There is no structural alteration to the interior or exterior of the structure which changes its residential character. Home Occupation permits are regulated under LUC 20.30N.

**Further staff review** (LUC 20.30N.150.B)

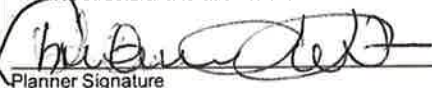
If deemed necessary, the business has been inspected by the Bellevue Fire Department, and the applicant commits to implement all required corrective measures within the stated time period.	N/A
The location of the proposed home occupation in relation to traffic impacts and safety concerns to the adjacent neighborhood.	Traffic and safety will be mitigated by conditions.
The impacts the proposed home occupation may have on the residential character of the neighborhood.	Impacts to residential character will be mitigated by conditions.
The cumulative impacts of the proposed home occupation in relation to other city-approved home occupations in the immediate vicinity.  Two (2) home occupations exist within 1/4 mile. Minimal impacts to residential character are anticipated.	<p>1 address <u>1520 143rd Ave SE</u>  permit # <u>06-135798-LH</u>  business description <u>Home Spa</u></p> <p>2 address <u>14619 SE 15th Street</u>  permit # <u>02-138253-LH</u>  business description <u>Hair Styling</u></p> <p>3 There are no city-approved HO permits in the vicinity <input type="checkbox"/></p>

**Decision** (circle one)

**Approve with conditions**  
(list any conditions below)

Deny

1. No more than six(6) client visits per day and no more than two vehicles parked on or in the vicinity of the property as a result of the business at any one time.
2. No more than two deliveries per week either to or from the residence by a private delivery service and no other use of a commercial vehicle other than that normally used by the applicant or an employee.
3. No more than one person who is not a resident of the dwelling is participating in the business at the dwelling.
4. No structural alteration to the interior or exterior of the structure which changes its residential character.

  
Planner Signature

2/2/2017  
Date

The applicant may commence the business activity 20 calendar days following the date on which the final decision was mailed or the registration was approved. If the decision is appealed, the applicant may not begin operation of the business.

The Development Services Department may review this Home Occupation Permit in one year to determine if all of the above conditions have been met. If the city receives complaints from residents in the area and it is determined the business has not complied with all of the above regulations, this approval may be modified or revoked at any time if there are documented violations.



# Goodman Residence - Home Occ



- City Parks
- Parcels
- CartaPublish.GIS.CITYBDY



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